

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		EPPING ST, ARLINGTON

## OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	EPSTEIN EDITH				
Owner 2:					
Owner 3:					
Street 1:	44 EPPING ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

## PREVIOUS OWNER

Owner 1:	CHRESTENSEN MICHAEL P/SHEILA C -		
Owner 2:	-		
Street 1:	44 EPPING ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 3,670 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Brick Veneer Exterior and 1662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3670		Sq. Ft.	Site		0	70.	1.44	5									371,069						371,100	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3670.000	288,700		371,100	659,800		59509
							GIS Ref
							GIS Ref
Total Card	0.084	288,700		371,100	659,800	Entered Lot Size	GIS Ref
Total Parcel	0.084	288,700		371,100	659,800	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		396.99	/Parcel: 396.9	Land Unit Type:	02/12/19

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,600	0	3,670.	371,100	659,700	659,700	Year End Roll	12/18/2019
2019	101	FV	216,100	0	3,670.	376,400	592,500	592,500	Year End Roll	1/3/2019
2018	101	FV	203,900	0	3,670.	281,000	484,900	484,900	Year End Roll	12/20/2017
2017	101	FV	203,900	0	3,670.	254,400	458,300	458,300	Year End Roll	1/3/2017
2016	101	FV	203,900	0	3,670.	243,800	447,700	447,700	Year End	1/4/2016
2015	101	FV	191,500	0	3,670.	206,700	398,200	398,200	Year End Roll	12/11/2014
2014	101	FV	191,500	0	3,670.	196,100	387,600	387,600	Year End Roll	12/16/2013
2013	101	FV	191,500	0	3,670.	186,600	378,100	378,100		12/13/2012

## SALES INFORMATION

[illegible]

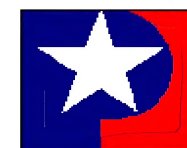
## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2019	Meas/Inspect	DGM	D Mann
7/2/2018	Measured	DGM	D Mann
7/2/2018	Measured	DGM	D Mann
7/2/2018	Permit Visit	DGM	D Mann
10/23/2017	Permit Visit	DGM	D Mann
10/2/2017	Permit Visit	DGM	D Mann
12/18/2008	Meas/Inspect	163	PATRIOT
9/22/2005	MLS	HC	Helen Chinal
3/15/2004	MLS	HC	Helen Chinal

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	59509
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

**AssessPro** Patriot Properties, Inc